042.0	0004	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,107,200 / 1,107,200
					USE VALUE:	1,107,200 / 1,107,200
					ASSESSED:	1,107,200 / 1,107,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		WEBSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LARGENTON ROBERT J/ETAL
Owner 2:	LARGENTON DEBORAH L
Owner 3:	
Street 1:	10 WEBSTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .19 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1926, having primarily Aluminum Exterior and 2835 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8285.000	562,400	10,000	534,800	1,107,200
Total Card	0.190	562,400	10,000	534,800	1,107,200
Total Parcel	0.190	562,400	10,000	534,800	1,107,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 390.55 /Parcel: 390.55

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 29098

GIS Ref

GIS Ref

Insp Date 11/12/18

!3541!

PREVIOUS ASSESSMENT

Parcel ID 042.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	562,400	10000	8,285.	534,800	1,107,200		Year end	12/23/2021
2021	104	FV	535,500	10000	8,285.	534,800	1,080,300		Year End Roll	12/10/2020
2020	104	FV	535,600	10000	8,285.	534,800	1,080,400	1,080,400	Year End Roll	12/18/2019
2019	104	FV	413,800	10400	8,285.	568,300	992,500	992,500	Year End Roll	1/3/2019
2018	104	FV	413,800	10400	8,285.	414,500	838,700	838,700	Year End Roll	12/20/2017
2017	104	FV	388,000	10400	8,285.	361,000	759,400	759,400	Year End Roll	1/3/2017
2016	104	FV	388,000	10400	8,285.	307,500	705,900	705,900	Year End	1/4/2016
2015	104	FV	323,700	10700	8,285.	300,800	635,200	635,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:13:54

LAST REV

Date	Time
03/26/20	08:26:23
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3541

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORONEY KEVIN/E	24224-208		1/31/1994		180,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/20/2020	259	Ingr. Po	259					replace pool
9/27/2016	1180	Re-Roof	5,000					
3/27/1995	130		5,000					ADD 24X24 NEW GARA
2/4/1994	22		2,500					REM/KIT/2 BATHS/WI
11/8/1993	553	Manual	980					REPLACE BEAM

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	Meas/Inspect	HS	Hanne S
1/17/2009	Meas/Inspect	372	PATRIOT
2/9/2000	Mailer Sent		
2/9/2000	Meas/Inspect	197	PATRIOT
8/18/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	29098
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8285		Sq. Ft.	Site		0	80.	0.81	1									534,840						534,800	

Total AC/HA:	0.19020	Total SF/SM:	8285	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	534,840	Spl Credit		Total:	534,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	4 - Vinyl	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	30	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05540538
Const Adj.:	0.99247509
Adj $ / SQ:	178.069
Other Features:	124500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	690886
Depreciation:	128505
Depreciated Total:	562381

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

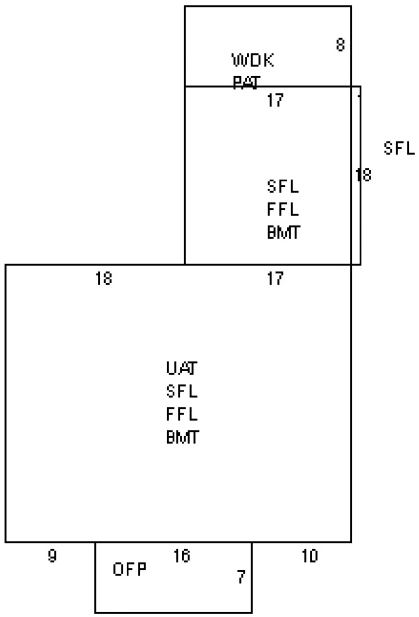
No Unit	RMS	BRS	FL
1	5	2	
1	7	3	M
Totals			
2	12	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	178.07
Special Features:	0	Val/Su Net:	124.84
Final Total:	562400	Val/Su SzAd	217.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,304	178.070	232,202
BMT	Basement	1,286	53.420	68,699
FFL	First Floor	1,286	178.070	228,996
UAT	Upper Attic	245	124.650	30,539
PAT	Patio	136	4.970	676
WDK	Deck	136	13.250	1,802
OFP	Open Porch	112	31.000	3,472
	Net Sketched Area:	4,505	Total:	566,386
Size Ad	2590	Gross Area	5240	FinArea 2835

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
8	Pool A-O	D	Y	1	27	A	AV	1994	49.07	T	20	104			1,100			1,100
2	Frame Shed	A	Y	1	4X16	A	AV	1994	0.00	T	20	104						
4	Garage W/Lof	D	Y	1	24X24	A	AV	1985	21.27	T	27.2	104			8,900			8,900

More:	N	Total Yard Items:	10,000	Total Special Featues:		Total:	10,000

PARCEL ID

042.0-0004-0006.0

IMAGE

AssessPro Patriot Properties, Inc